



UNIQUE SEAFRONT COMMERCIAL OPPORTUNITY

- > PREVIOUSLY USED AS CAFÉ
AND HEALTH/FITNESS CENTRE
- > UNINTERRUPTED SEA VIEWS
- > UPGRADING WORKS TO BE
UNDERTAKEN BY LANDLORD
- > RENTAL OFFERS INVITED

TO LET

GRANGEMUIR ROAD, PRESTWICK, KA9 1SN

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk
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LOCATION

The subjects are located on Grangemuir Road at the Prestwick Beach Esplanade adjacent to the local sailing club and St Nicholas golf course.

The site benefits from uninterrupted views across the Firth of Clyde to Arran.

Prestwick is one of the principal settlements in the South Ayrshire Council area with a resident population of around 15,000.

THE PROPERTY

The subjects comprise a two storey former café property used latterly as a gym although now secured against entry.

Our clients would be willing to arrange an agreed programme of upgrading works to be undertaken prior to date of entry.

RATING

The subjects are not currently assessed for rating purposes although will be assessed once tenants take occupation.

ENERGY PERFORMANCE CERTIFICATE

An EPC for the property will be provided in due course upon completion of the internal upgrading works.

LEASE

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Rent agreed will depend on the level of upgrading works undertaken by the landlord.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **UPDATED MARCH 2024**



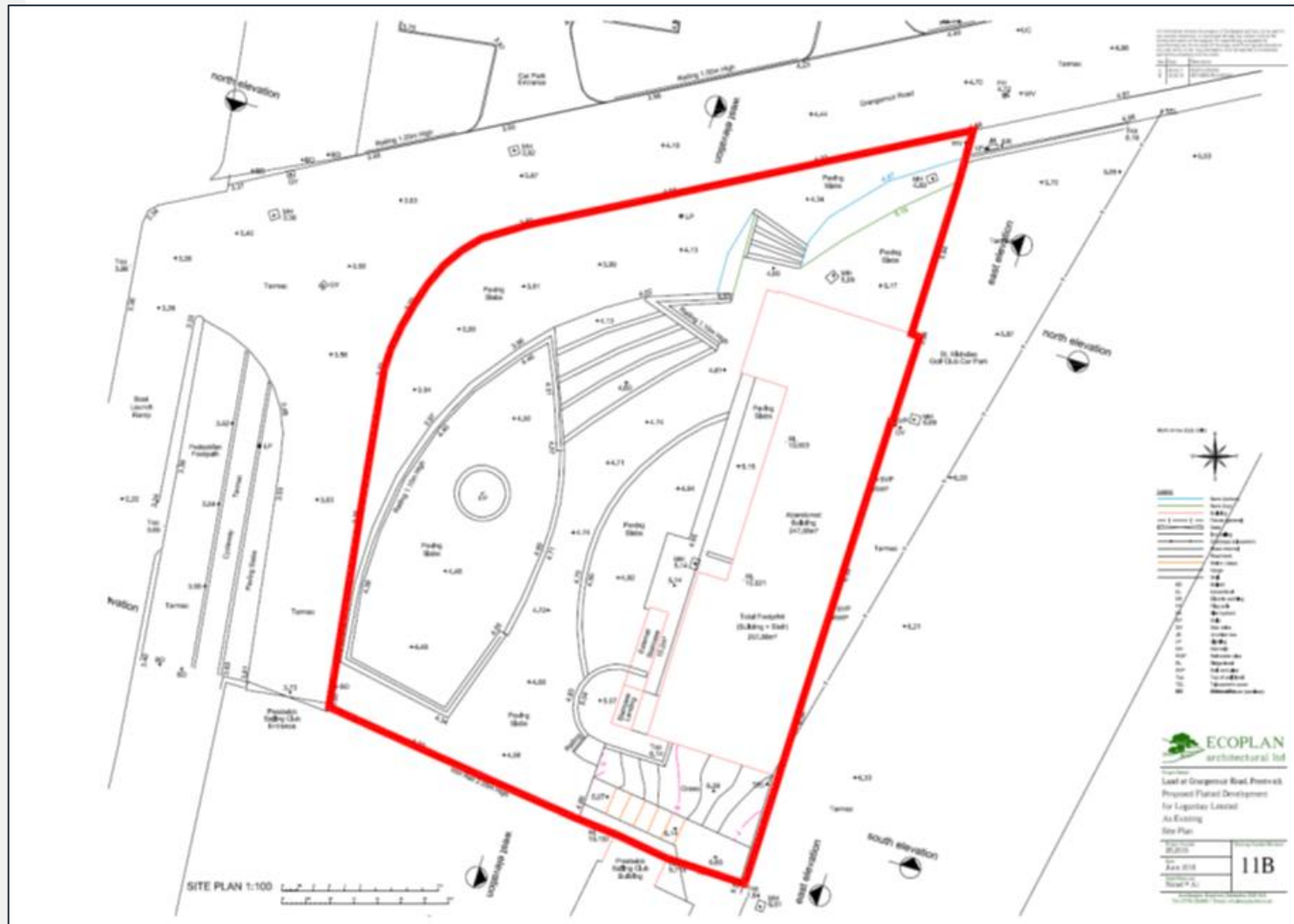
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